

11/20/19 3:51 AM
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PROJECT OWNER

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REGULATORY DESCRIPTION

THIS APPLICATION NAMED “TERRA VI LODGE YOSEMITE LODGE” WHICH IS BEING SUBMITTED TO THE COMMUNITY RESOURCES AGENCY, HAS FOLLOWED THE CRITERIA AS OUTLINED IN THE “SITE DEVELOPMENT PERMITS INSTRUCTION TO FOR APPLICANTS.”

IN ADDITION, UNDER THE TUOLUMNE COUNTY ORDINANCE CODE CHAPTER 17.31 THE PROJECT RESIDES IN THE C-K DISTRICT AND HAS THE DESIGNATION ALLOWING “ HOTELS AND MOTELS.” AS INDICATED IN THIS CHAPTER; “THE PURPOSE OF THE COMMERCIAL RECREATIONAL (C-K) DISTRICT IS TO ENCOURAGE WELL-PLANNED AND INTEGRATED RESORT AND VACATION-ORIENTED COMMERCIAL COMPLEXES IN WHICH THE DEVELOPER MAY INCORPORATE INNOVATIVE DESIGN TECHNIQUES.”

THE TERRA VI LODGE HAS ALSO ADDRESSED ORDINANCE: 17.31.010, TITLE 15 FIRE SAFETY STANDARDS AS IT PERTAINS TO THIS PROJECT.

TERRA VI LODGE

YOSEMITE LODGE
11262 SAWMILL MT. ROAD
GROVELAND, CA 95321



ARCHITECTURE SHEETS

T0.00	TITLE SHEET
T0.01	AERIAL PERSPECTIVE 1
T0.02	AERIAL PERSPECTIVE 2
T0.03	SITE PLAN
T0.04	ENLARGED LODGE SITE PLAN
T0.05	ENLARGED CABIN SITE PLAN
A1.01	FLOOR PLAN TYPES
A1.02	MAINTENANCE YARD/BASEMENT LVL
A1.03	FLOOR PLANS RESTAURANT LVL 1
A1.04	FLOOR PLANS LVL 1
A1.05	FLOOR PLANS LVL 2
A1.06	FLOOR PLANS LVL 3
A1.07	FLOOR PLANS CABIN
A2.00	SECTIONS
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A2.03	ELEVATIONS
A2.04	ELEVATIONS
A2.05	ELEVATIONS
A4.01	RENDER 1
A4.02	RENDER 2
A4.03	RENDER 3
A4.04	RENDER 4

CIVIL SHEETS

V1	TITLE SHEET
V2	BOUNDARY AND EASEMENT SURVEY
V3	TOPOGRAPHIC SURVEY
C1	GRADING AND DRAINAGE PLAN
C2	GRADING AND DRAINAGE PLAN
C3	GRADING AND DRAINAGE PLAN
C4	GRADING AND DRAINAGE PLAN

LANDSCAPING SHEETS

L1	PROPERTY CONTEXT PLAN
L2	SITE CONTEXT PLAN
L3	EXISTING CONDITIONS AND TREE DISPOSITION PLAN
L4	OPEN SPACE, FOREST MANAGEMENT AND WATER-USE PLAN
L5A	SITE CROSS - SECTION - ELEVATION A
L5B	SITE CROSS - SECTION - ELEVATION B
L5C	SITE CROSS - SECTION - ELEVATION C
L6	ILLUSTRATIVE LANDSCAPE PLAN
L7	LODGE LANDSCAPE SUB-AREAS PLAN
L8	PLANT PALETTE AND PLANT MATERIAL IMAGES
L9	LODGE LANDSCAPE ELEMENTS AND FEATURES IMAGES

ENVIRONMENTAL SHEETS

EH-01	PRELIMINARY SEPTIC LAYOUT
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PROJECT INFORMATION

APN:	068-120-60-00, 068-120-61-00
LOT SIZE:	1,219,819.5 SF. (28 ARCE), 1,566,507.3 SF. (36 ARCE) <u>2,786,326.8 SF. (64 ACRE)</u>
ZONE:	C-K, O
OCCUPANCIES:	R-2,S-2,B
CONSTRUCTIONS TYPES:	TYPE I
STORIES:	3
CEILING HEIGHT:	VARIES
FIRE SPRINKLER:	YES
ELECTRICAL:	GRID
GAS:	TANK
SEWER:	SEPTIC

HEIGHT LIMIT:	50'
BASE F.A.R.:	0.5
FRONT SETBACK:	15'
SIDE SETBACK:	6'
REAR SETBACK:	15'

PROPOSED:
(100 GUEST ROOMS, 26 CABIN ROOMS, MARKET & EVENT SPACE, EMPLOYEE HOUSING - 5 UNITS)

<u>TOTAL PROPOSED:</u>	<u>104,107 SQ. FT. (FAR 0.04)</u>
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PARKING

HOTEL:	100 SPACES
CABINS:	26 SPACES
MARKET (2,800 Sq. Ft.):	16 SPACES
EMPLOYEE:	30 SPACES
EMPLOYEE HOUSING:	40 SPACES
OVERFLOW:	74 SPACES

<u>TOTAL PARKING:</u>	<u>286 SPACES</u>
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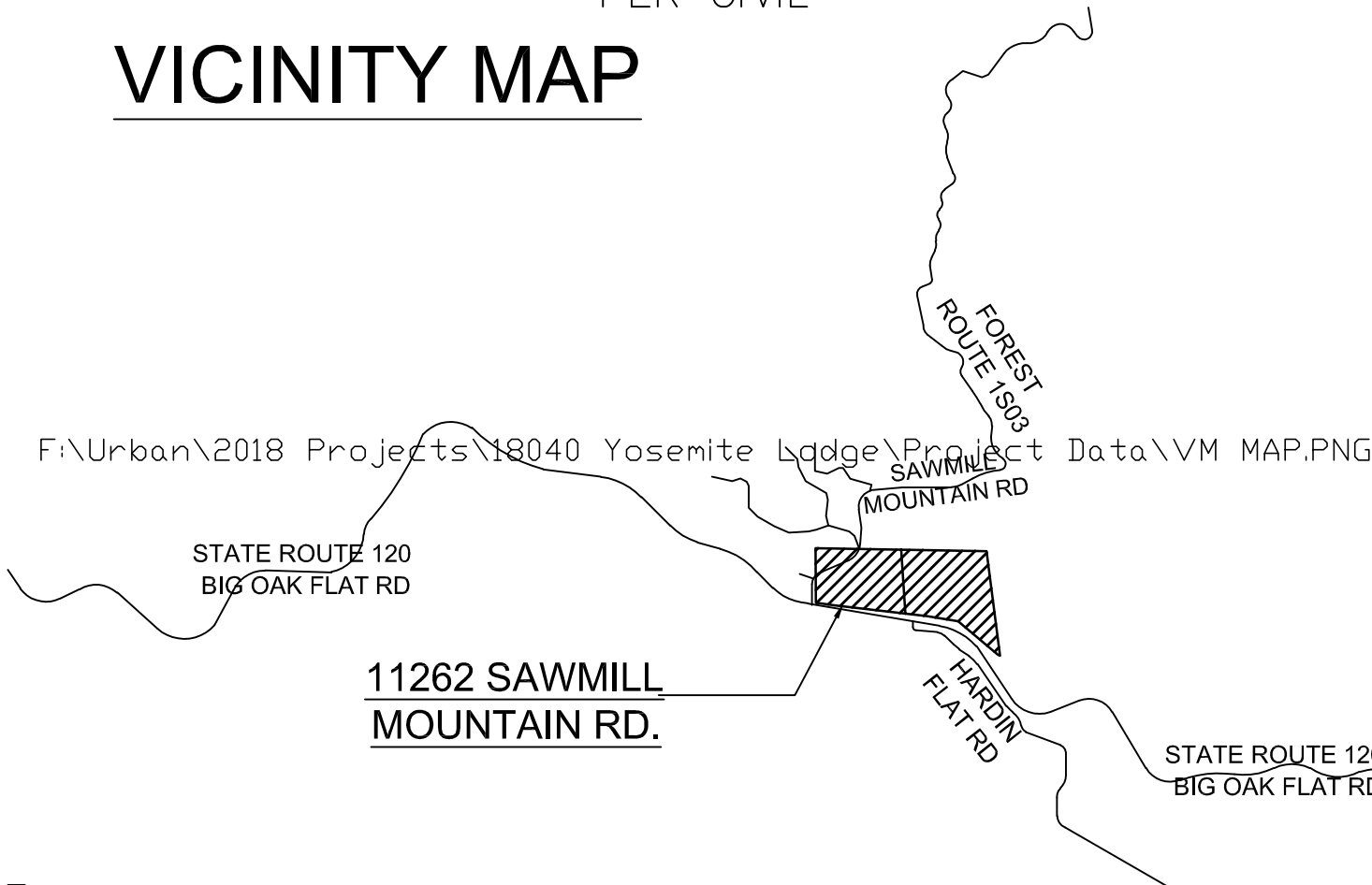
PROJECT DESCRIPTION:

THE HANSJI CORPORATION PROPOSED TO BUILD A 104,107 SQ. FT. MIXED USE LODGE WITH A MARKET LOCATED ON THEIR EXISTING PROPERTY AT 11262 SAWMILL MOUNTAIN ROAD IN GROVELAND, CALIFORNIA 95321. THE PROPOSED BUILD WILL CONSIST OF 100 GUEST ROOMS AND 26 CABIN ROOMS (R-1), WITH A MARKET (B), EVENT SPACE (A), EMPLOYEE HOUSING, AND 286 SPACES OF PARKING THROUGH OUT THE SITE.

LEGAL DESCRIPTION

PER CIVIL

VICINITY MAP



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STAMP:

CONSULTANT:

PROJECT NAME:



NOT FOR CONSTRUCTION
**Terra Vi Lodge
Yosemite**
Yosemite, CA 95321

ISSUE DATES:	DESCRIPTION:	DATE:
SUBMITTAL 1		11.16.2018
SUBMITTAL 2		05.10.2019

PROJECT NO.	18040.00
AVRPSTUDIOS:	
AGENCY #:	00000.00
DRAWN BY:	AS
CHECKED BY:	XX
SHEET TITLE:	

TITLE SHEET

SHEET NUMBER.:

T0.00

11/26/2019 3:51 AM
IDEAL DESIGN ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF AVRPSTUDIOS, INC. AND WERE ORIGINALLY EVALUATED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF AVRPSTUDIOS, INC.

DEDICATED ACCESS

SAWMILL MOUNTAIN ROAD

FOREST ROUTE 150

STATE HIGHWAY 120

ENLARGED LODGE
SITE PLAN

SCALE: 1" = 400'

N

1,385.08'

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LODGE
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AGENCY #:	00000.00
DRAWN BY:	AS
CHECKED BY:	XX
SHEET TITLE:	

ENLARGED LODGE
SITE PLAN

SHEET NUMBER:

T0.04

11/16/2018 8:51 AM
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architecture
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PROJECT NAME:

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LODGE
YOSEMITE

NOT FOR CONSTRUCTION
Terra Vi Lodge
Yosemite
Yosemite, CA 95321

ISSUE DATES:
SUBMITTAL 1
SUBMITTAL 2

DESCRIPTION:
ENLARGED CABIN
SITE PLAN

DATE:
11.16.2018
05.00.2019

PROJECT NO.
AVRPSTUDIOS:
AGENCY #:
DRAWN BY:
CHECKED BY:
SHEET TITLE:

18040.00
0000.00
AS
XX
ENLARGED CABIN
SITE PLAN

SHEET NUMBER:

T0.05